





Entrance Porch

Accessed via a steel opaque glazed door with transparent side panel. Porcelain tiled floor. Smooth walls and ceiling plus coat storage. Double Oak doors with glazed panels leading to the entrance hallway.

Hallway

22' 5" x 9' 11" (6.83m x 3.02m)

Carpeted and with an impressive Oak stair case with glazed balustrade leading to the gallery landing on the first floor. Smooth walls and ceilings. Radiator. Oak sliding double doors with glazing leading to the living room. Further Oak doors leading to the ground floor bedroom suite, shower room/WC and utility room (the kitchen is off the kitchen and living room). Four wall lights.

Living Room

29' 7" x 12' 9" (9.02m x 3.89m)

Exceptionally spacious carpeted room with front picture window with Oak sill. Focal point is a contemporary tiled chimney breast with a gas feature fire inset with log effect (remote control). Smooth walls and ceiling. Two ceiling lights. Large ceiling fan to remain. Sliding double doors with glazing leading to the social kitchen.

Kitchen

29' 9" x 18' 5" (9.07m x 5.61m)

With two areas, one with space for formal table and chairs and with stunning Porcelain tile floor, the other a kitchen area being comprehensively appointed with eye level and base units incorporating soft close units and drawers, recycling storage and an integrated dishwasher. These are all complemented by stunning Granite work tops which have a one and a half bowl stainless steel sink unit inset with contemporary mixer tap over. Free standing Range to remain which has a 5 ring burner, hot plate, double oven and slow oven, plus grill. Matching splash back plus extractor hood over.





Recess and plumbing for American style fridge freezer. Rear window with Walnut sill. Smooth ceiling with 22 spot lights, contemporary lights and 2 smoke alarms. Oak door to the integral double/tandem garage; patio door leading out to the rear garden and Bi-fold doors leading to the lifestyle room with pool.

Lifestyle Room With Pool

47' 0" x 36' 0" (14.33m x 10.97m)

With a continuation of the Porcelain tiled flooring and again with Bi-fold doors leading out onto the rear garden. Fabulous seating area to look onto the garden. Further to the seating area is an L shaped heated pool with covers, lighting and high end swim jet (like endless pools). There are televisions strategically positioned and sliding Oak doors lead into the shower room (in turn steam room) and also the cloakroom/WC. A great feature of this room is the contemporary ceiling/roof which has 4 recessed spotlight and fibre optic lighting. Two dehumidifiers (one external, one internal). Further set of Bi fold doors which lead onto the rear garden. Corner perimeter acrylic finish with 35 recessed spot lights.

Shower Room

With a 5 head thermostatic shower facility and with a tiled flooring, walls and acrylic ceiling with Velux remote control sky light. Chrome ladder towel rail. Glazed door leads into the steam room.

Steam Room

With mosaic seating arrangements, wired speakers, ambient lighting and showering facility. 'Oceanic' wall mounted steam control panel.





Shower Room / WC

A beautiful white suite comprising close coupled WC with button flush, over sized wash hand basin with vanity drawer under, double fully ceramic tiled shower cubicle with thermostatic shower and comprising 3 wall affixed (adjustable) shower heads. Opaque side window. Fully ceramic tiled walls, flooring, splash backs and sill. Chrome ladder style towel rail/radiator. Smooth ceiling with extractor and central light fitment.

utility / Boiler Room

11' 8" x 11' 5" (3.56m x 3.48m)

Very spacious, well thought out room which has three wall mounted boilers, ample space for a full range of appliances, modern work tops with a circular stainless steel sink unit and matching left hand drainer. Smoke alarm, strip light and ceiling fan to remain. French doors lead out to the rear garden. Continuation of the Porcelain tiled flooring.

Ground Floor Bedroom Suite (6)

17' 7" x 11' 5" (5.36m x 3.48m)

Carpeted, this capacious ground floor bedroom lends itself to annexe style facilities. It has a front window, radiator and smooth walls and ceiling. There is a full range of furniture which includes two mirror fronted double wardrobes, plus a central drawer unit. An Oak door leads through to the en suite.



En Suite

A beautiful white suite comprising close coupled WC with button flush, over sized wash hand basin with vanity drawer under, double fully ceramic tiled shower cubicle with thermostatic shower and comprising 3 wall affixed (adjustable) shower heads. Opaque side window. Fully ceramic tiled walls, flooring, splash backs and sill. Chrome ladder style towel rail/radiator. Smooth ceiling with extractor and central light fitment.



Gallery Landing

Approached via the Oak stair case which splits at the 3/4 level and has glass balustrade all around on the landing level. The landing is carpeted. Two radiators. Skylight window. Opaque doors give access to the shower room/WC and all five bedrooms - two doors access the main bedroom. Drop down loft access to a fully boarded and exceptionally well insulated loft space.

Bedroom One - 19' 2" x 19' 0" (5.84m x 5.79m)

A very large carpeted bedroom with front window and Oak sill enjoying a fabulous open aspect. Radiator plus an expertly fitted and designed range of four double wardrobes, plus extensive range of drawers with shelved space over and incorporated make up areas and so forth. Smooth walls and ceiling with two wall lights plus four recessed ceiling lights and a rotary fan plus two further light fitments. Door leads into handy loft space which is extensive and ideal for storage. Remote control/electric blind and curtains

Bedroom Two - 18' 7" x 18' 2" (5.66m x 5.54m)

Carpeted double bedroom once again with rear window and Oak sill. Radiator. A range of quadruple mirror fronted wardrobes. Smooth walls and ceiling with recessed spot lights and two contemporary spot light fitments.

Bedroom Three - 15' 8" x 11' 3" (4.78m x 3.43m)

This room had a laminated flooring, rear window and radiator plus smooth walls and ceiling. Smoke alarm. Modern light fitments. There is a large handy recessed storage cupboard plus double free standing mirror fronted wardrobes.

Bedroom Four - 15' 5" x 11' 0" (4.70m x 3.35m)

A fourth double bedroom with laminate floor, rear window and radiator. Smooth walls and ceiling. Windows within feature dormer.





Bedroom Five

17' 3" x 8' 7" (5.26m x 2.62m)

Carpeted double bedroom which is currently used as a lounge/kitchen. Radiator. Granite shelving with matching side wall and vanity sink unit. Handy recessed storage cupboard. French doors lead onto a sun terrace to enjoy the afternoon and evening sun.

Bathroom / Shower / WC

A stunning suite in white comprising close coupled WC with button flush, bidet, ceramic sink with vanity unit under, double fully tiled shower cubicle with triple fixed heat (like the en suites), plus there is a bath with mono block central tap. Fully granite tiled walls, floor, splash backs and ceiling, all with a Quartz style fleck. Opaque side window. Contemporary ladder style radiator. Smooth ceiling with extractor and light fitting with 9 lights.

Front Garden

A deep frontage with a mix of areas. Level lawn which is flanked by well maintained shrubs and trees. There is a recessed green house.

Rear Garden

Laid to high quality patio which enjoys total privacy and in turn accesses the pool area in an inside out fashion. There is a hot tub plus high quality shed with power and lighting provided. Outside tap. Belfast style sink. Side access leads to the front via a complementing door. Side area has a double power point and is ideal for general storage/recycling. Further multiple power points.

DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

EV CHARGING









28 Cog Road, Sully



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street – CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

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